

**TOWN OF HOCHATOWN**  
**SPECIAL MEETING OF THE BOARD OF TRUSTEES**  
September 4<sup>th</sup>, 2025, at 1:00 p.m.  
Hocha Town Hall - 101 Rock Oak Lane - Hochatown, OK 74728

**MEETING MINUTES**

All items on this agenda, including but not limited to any agenda item concerning the adoption of any ordinance, resolution, contract, agreement, or any other item of business, are subject to amendment, including additions and or deletions. This rule will apply to every individual agenda item without exception, and without providing the same amendment language with respect to each individual agenda item. Such amendments should be rationally related to the topic of the agenda item, or the governing body will be advised to continue the item.

The governing body may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item. When more information is needed to act on an item, the governing body may refer the matter to staff, attorney or to the recommending Board, Commission or Committee.

**1. Call to Order.**

*Who ordered:* Mayor Chad Sargent  
*Time:* 1:01 p.m.

**2. Roll Call of Board of Trustees.**

<b>Trustee Name</b>	<b>Present</b>	<b>Absent</b>
Howard Haggard	Y	
Dian Jordan	Y	
Todd McDaniel	Y	
Chad Sargent	Y	
Brenda Walters	Y	

A quorum was present.

**3. Pledge to the Flag.**

Led by Trustee Howard Haggard.

**4. Opening Prayer.**

Led by Trustee Howard Haggard

**5. Recognition of Guests.**

Mayor Chad Sargent recognized the guests and thanked them for their attendance.

6. **Discussion, consideration and possible action to open the “Hochatown Public Hearing” for comments and questions pertaining to the request of Voderosa Properties, LLC to rezone approximately 12.395 acres of land out of a called 67.80 acres of land situated in the Southeast Quarter (SE/4) of Section 35, Township 4 South, Range 24 East of the Indian Base and Meridian, McCurtain County, Oklahoma as more particular described on Exhibit A hereto (“Tract 4”) from its current Residential designation to a Commercial designation.**

*Motion:* To open the Hochatown Public Hearing regarding the request of Voderosa Properties, LLC to rezone approximately 12.395 acres (“Tract 4”) from Residential to Commercial.

*By:* Howard Haggard

*Second:* Dian Jordan

**Roll Call Vote:**

<b>Trustee Name</b>	<b>Vote</b>
Howard Haggard	Y
Dian Jordan	Y
Todd McDaniel	Y
Chad Sargent	Y
Brenda Walters	Y

The motion carried.

*Time:* 1:04 p.m.

*Discussion:*

Planning Commission Chair Tommy McDaniel summarized the Planning Commission’s prior denial, citing safety concerns about traffic on Stevens Gap Road and ingress/egress via White Perch Lane. Public comments echoed concerns about safety, traffic load, noise, and quality of life. Attorney John Lee, representing Voderosa Properties, presented a newly obtained easement for access to Highway 259, which he argued addressed prior safety concerns. Citizens voiced additional concerns regarding green space, noise control, and the absence of a development plan. Town Administrator Adam Vossen recommended staff and planning professionals to review the new easement before any decision. Trustees discussed balancing resident concerns with commercial growth.

7. **Discussion, consideration and possible action to close the “Hochatown Public Hearing” for comments and questions pertaining to the request of Voderosa Properties, LLC to rezone approximately 12.395 acres of land out of a called 67.80 acres of land situated in the Southeast Quarter (SE/4) of Section 35, Township 4 South, Range 24 East of the Indian Base and Meridian, McCurtain County, Oklahoma as more particular described on Exhibit A hereto (“Tract 4”) from its current Residential designation to a Commercial designation.**

*Motion:* To close the Hochatown Public Hearing regarding the request of Voderosa Properties, LLC to rezone approximately 8.522 acres (“Tract 4”) from Residential to Commercial.

*By:* Howard Haggard

*Second:* Dian Jordan

**Roll Call Vote:**

<b>Trustee Name</b>	<b>Vote</b>
Howard Haggard	Y
Dian Jordan	Y
Todd McDaniel	Y
Chad Sargent	Y
Brenda Walters	Y

The motion carried.

Time: 1:35 p.m.

- 8. Discussion, consideration, and possible action (approval, rejection, amendment, and/or postponement) regarding the request of Voderosa Properties, LLC to rezone approximately 12.395 acres of land out of a called 67.80 acres of land situated in the Southeast Quarter (SE/4) of Section 35, Township 4 South, Range 24 East of the Indian Base and Meridian, McCurtain County, Oklahoma as more particular described on Exhibit A hereto (“Tract 4”) from its current Residential designation to a Commercial designation.**

*Motion:* To take no action.

*By:* Howard Haggard

*Second:* Todd McDaniel

**Roll Call Vote:**

<b>Trustee Name</b>	<b>Vote</b>
Howard Haggard	Y
Dian Jordan	Y
Todd McDaniel	Y
Chad Sargent	Y
Brenda Walters	Y

The motion carried.

- 9. Discussion, consideration and possible action to open the “Hochatown Public Hearing” for comments and questions pertaining to the request of Voderosa Properties, LLC to rezone approximately 8.522 acres of land out of a called 67.80 acres of land situated in the Southeast Quarter (SE/4) of Section 35, Township 4 South, Range 24 East of the Indian Base and Meridian, McCurtain County, Oklahoma as more particular described on Exhibit B hereto (“Tract 5”) from its current Residential designation to a Commercial designation.**

*Motion:* To open the Hochatown Public Hearing regarding the request of Voderosa Properties, LLC to rezone approximately 8.522 acres (“Tract 5”) from Residential to Commercial.

*By:* Howard Haggard

*Second:* Chad Sargent

**Roll Call Vote:**

<b>Trustee Name</b>	<b>Vote</b>
Howard Haggard	Y
Dian Jordan	Y
Todd McDaniel	Y
Chad Sargent	Y
Brenda Walters	Y

The motion carried.

Time: 1:47 p.m.

**Discussion:**

Residents again voiced concerns about traffic, noise, green space, and lack of development plans. Town staff explained that development plans are not required for rezoning but deed restrictions or planning tools could address buffering and green space protections. Trustees emphasized the need for compromise, with several noting the land's highest and best use was likely commercial but that conditions must be explored to address residential concerns.

**10. Discussion, consideration and possible action to close the “Hochatown Public Hearing” for comments and questions pertaining to the request of Voderosa Properties, LLC to rezone approximately 8.522 acres of land out of a called 67.80 acres of land situated in the Southeast Quarter (SE/4) of Section 35, Township 4 South, Range 24 East of the Indian Base and Meridian, McCurtain County, Oklahoma as more particular described on Exhibit B hereto (“Tract 5”) from its current Residential designation to a Commercial designation.**

*Motion:* To close the Hochatown Public Hearing regarding the request of Voderosa Properties, LLC to rezone approximately 8.522 acres (“Tract 5”) from Residential to Commercial.

*By:* Howard Haggard

*Second:* Dian Jordan

**Roll Call Vote:**

<b>Trustee Name</b>	<b>Vote</b>
Howard Haggard	Y
Dian Jordan	Y
Todd McDaniel	Y
Chad Sargent	Y
Brenda Walters	Y

The motion carried.

Time: 1:54 p.m.

- 11. Discussion, consideration, and possible action (approval, rejection, amendment, and/or postponement) regarding the request of Voderosa Properties, LLC to rezone approximately 8.522 acres of land out of a called 67.80 acres of land situated in the Southeast Quarter (SE/4) of Section 35, Township 4 South, Range 24 East of the Indian Base and Meridian, McCurtain County, Oklahoma as more particular described on Exhibit B hereto ("Tract 5") from its current Residential designation to a Commercial designation.**

*Motion:* To take no action.

*By:* Howard Haggard

*Second:* Chad Sargent

**Roll Call Vote:**

<b>Trustee Name</b>	<b>Vote</b>
Howard Haggard	Y
Dian Jordan	Y
Todd McDaniel	Y
Chad Sargent	Y
Brenda Walters	Y

The motion carried.

- 12. Discussion, consideration and possible action to adjourn.**

*Motion:* To adjourn.

*By:* Todd McDaniel

*Second:* Brenda Walters

**Roll Call Vote:**

<b>Trustee Name</b>	<b>Vote</b>
Howard Haggard	Y
Dian Jordan	Y
Todd McDaniel	Y
Chad Sargent	Y
Brenda Walters	Y

The motion carried.

Time: 1:56 p.m.



Howard Haggard, Trustee



Dian Jordan, Trustee



Todd McDaniel, Trustee



Chad Sargent, Mayor



Brenda Walters, Trustee

Attest:



Julie Arrieta, Town Clerk

